



# MINUTES

Kane County Planning Commission  
& Land Use Authority Meeting  
76 North Main Street, Kanab  
**February 14, 2018**

CHAIRMAN: Tony Chelewski

MEMBERS PRESENT: Tony Chelewski, Byard Kershaw, Dale Clarkson, Hal Hamblin, Wade Heaton

MEMBERS ABSENT: Danny Brown, Robert Houston

EX-OFFICIO MEMBER: Dirk Clayson

STAFF PRESENT: Shannon McBride, Land Use Administrator; Kaylea Crosby, Administrative Asst.; Reid Mann, County Attorney; Ryan Maddux, Building Official; Mary Reynolds, Resource Management Planner; Tom Avant, County Engineer

5:30 PM Work Meeting

6:00 PM Meeting called to order by Tony Chelewski  
Pledge of Allegiance Tony Chelewski  
Prayer Hal Hamblin  
Announcements Tony Chelewski

## Announcements/Updates:

Chairman Tony Chelewski said he called Mr. Kempf and he said Rudy isn't using the road as much as he normally does – everything looks great over there.

**Motion** was made by Byard Kershaw to approve the **January 10, 2018** minutes. Motion was seconded by Dale Clarkson. The Chair asked for any questions or comments. Motion passed unanimously.

**Motion** was made by Hal Hamblin to go in and out of public hearing at the call of the chair. Motion was seconded by Byard Kershaw. The Chair called for the question and the motion passed.

**Legislative**                      **(1.) Kane County General Plan Amendment**  
**Public Hearing**                **Revising Chapter 4 of the Kane County General Plan; submitted by Mary Reynolds**

Shannon McBride said Chapter 4, The Public Services and Facilities, revisions are mostly just reformatting. She said Mary Reynolds updated the Duck Creek portion to add in the parcel being purchased by the county from the Forest Service to provide public service facilities. There are no other major changes for Chapter 4.

**Motion** was made by Byard Kershaw to recommend approval of the continuation of revisions, of the Kane County General Plan Amendment, revising of the Kane County General Plan. Motion was seconded by Hal Hamblin. Motion passed unanimously.

Chairman Chelewski called the commission into public hearing.

**Legislative**                      **(2.) Kane County Resource Management Plan**  
**Public Hearing**                **Revising the Kane County Resource Management Plan, Section Two, Region 2 – Grand Staircase; submitted by Mary Reynolds**

Mary Reynolds stated the revisions are mostly to add in the five main paragraphs of the new proclamation that President Trump signed last Dec. 4. Things have changed with the monument with size and boundary lines. She said she is adding the five main paragraphs into the introduction of the Grand Staircase Region. Mary informed the P&Z that the management of the area is split between the monument staff and the BLM field office staff. This will affect the allotments for the ranchers – some allotments are in, out, or half way in the new monument boundaries. She said it will take some time to revise the Grand Staircase Region as the new rules are defined. The resource committee will be meeting once a month to discuss these changes and they will be bringing the updates and changes to the planning commission.

Hal Hamblin asked if the permittees with the allotments could have the BLM field office manage a large portion of the allotments. He said they would like to push for it and he will be in contact with Mary.

Mary replied they can push it as much as the policy will allow within the GSENM. The time limit for completing the four management plans for the three Units (Grand Staircase, Kaiparowits, and Escalante Canyon) and the KFO new acreage is 18 months.

Chairman Chelewski called the commission out of public hearing.

**Motion** was made by Hal Hamblin to recommend approval of the revisions, of the Kane County Resource Management Plan, Section Two, and Region 2 – Grand Staircase, to the Kane County Commission. Motion was seconded by Byard Kershaw. Motion passed unanimously.

**Motion** was made by Byard Kershaw to take the agenda items out of order. Motion was seconded by Hal Hamblin. Motion passed unanimously.

Chairman Chelewski called the commission into public hearing.

**Administrative Public Hearing**      **(7.) Amending & Extending a Subdivision Plat: Joseph K. Stansfield**  
**New Paria Subdivision, parcel # 3-1-4-1A, zoned AG, containing 18.07 acres and lot 51A zoned R-1, consisting of 7.89 acres, and adding 2.12 acres from parcel 3-1-4-1A into lot 51A. Lot 51A will take on the more restrictive zone of residential 1; submitted by Iron Rock Engineering, Tom Avant holding Power of Attorney**

Tom Avant said this project is in the New Paria Subdivision. The intent is to change the zone to AG, after amending & extending the subdivision plat. He said the R-1 zone is more restrictive and the piece being added into the subdivision lot will take on that more restrictive zone of R-1. The applicant put in an application for a zone change to Ag and had the intent of doing 6 to 10 yurts before the new ordinance passed. Mr. Stansfield started this process and had his application in back in December of 2017, under the direction of Administrator McBride; the applicant was under the ordinance in effect at that time. (Ordinance changes were not adopted until January 22, 2018 in County Commission) Shannon had met with Mr. Stansfield, Commissioner Clayson, and Attorney Van Dyke on February 13, 2018 to clear the vested rights of the application process.

Tony Chelewski asked if the BLM boundary was by this property.

Tom replied that it is a little ways from it.

(Wade Heaton arrived at 4:20 pm)

Chairman Chelewski called the commission out of public hearing.

**Motion** was made by Dale Clarkson to recommend approval to the Kane County Commission, of the amending & extending a subdivision plat application, on behalf of Joseph K. Stansfield, New Paria Subdivision, parcel # 3-1-4-1A, zoned AG, containing 18.07 acres and lot 51 A zoned R-1, consisting of 7.89 acres, and adding 2.12 acres from parcel 3-1-4-1A into lot 51A. Lot 51A will take on the more restrictive zone of R-1. Motion was seconded by Hal Hamblin. Motion passed unanimously.

**Administrative**      **(3.) Discussion of the Grand Plateau RV Park**  
**Need to discuss the revised site plan for the Grand Plateau RV Park by The Utah Department of Transportation shed.**

Shannon said she and Lou Pratt visited with the Grand Plateau R.V. Park (GPRVP) representatives and they have a new site plan and officially named the RV Park (The Grand Plateau RV Park).

Grand Plateau RV Park bought 1.85 acres more land from neighbor Mr. Bruce Speers. This was to extend to their parcel. Their intent is to widen the roads and make it safer for turn arounds. They wanted more islands in their site plan and more room. Shannon felt there was not enough change on this RV Park site plan to require a conditional use permit amendment. Shannon stated that the GPRVP has still mitigated all of the conditional use permit conditions. This new site plan will continue to help extend the Kanab East Transportation Plan with GPRVP donating 33 feet to the county for an easement. GPRVP will be improving the county road in this plan as previously talked about.

Tony asked what the distance was away from the main highway.

Tom replied it was about a quarter of a mile. He believes this is a better plan and makes the neighbor to the North a lot happier.

Shannon said the main access is the same for commercial and UDOT gave permission. Highway 89 is a limited access highway. Shannon reminded them that UDOT will be upgrading the turn lanes for the project.

Tom responded that they are actually changing the access for commercial to give it better access.

**No motion was needed.**

Chairman Chelewski called the commission into public hearing.

**Administrative      (4.) Lot Joinder: John Edward Stall**  
**Public Hearing      Swains Creek Pines, Unit 3, lots 549 & 550, becoming new lot 549;**  
**submitted by New Horizon Engineering, Brent Carter holding Power of**  
**Attorney**

Shannon said Brent Carter was available by phone if needed. This is a simple lot joinder and everything is in order. Shannon and Travis Sanders, (Civil Science, alternate county engineer) recommend approval.

Everything is in order.

Chairman Chelewski called the commission out of public hearing.

**Motion** was made by Hal Hamblin to recommend approval of the lot joinder application, on behalf of John Edward Stall, Swains Creek Pines, Unit 3, lots 549 & 550, becoming new lot 549. Motion was seconded by Wade Heaton. Motion passed unanimously.

Chairman Chelewski called the commission into public hearing.

**Administrative      (5.) Lot Joinder: Earl G. & Calleen Ramsay**

**Public Hearing      Vermillion Cliffs Estates, Amended, lots 58 & 59, becoming new lot 58A;  
submitted by Iron Rock Engineering, Tom Avant holding Power of  
Attorney**

Tom said this is on the south side of Highway 89, 5 miles east, in between the new highway and old highway. The applicant just wanted to join these lots.

Everything is in order. Shannon and Travis Sanders recommend approval.

Chairman Chelewski called the commission out of public hearing.

**Motion** was made by Wade Heaton to recommend approval of the lot joinder application, on behalf of Earl G. & Calleen Ramsay, Vermillion Cliffs Estates, Amended, lots 58 & 59, becoming new lot 58A. Motion was seconded by Dale Clarkson. Motion passed unanimously.

Chairman Chelewski called the commission into public hearing.

**Administrative      (6.) Preliminary Plat: Terry Family Trust Subdivision – Timothy Terry  
Public Hearing      Terry Subdivision, parcel # 8-6-12-7, creating 3 lots; submitted by Iron  
Rock Engineering, Tom Avant holding Power of Attorney**

Tom said this is in the very back of Long Valley Estates. This is a full blown subdivision with just 3 lots. It will have the 66 foot right of way by taking one lot and dedicating the county road through it, widening another lot, as well as joining the other two lots.

Shannon said in the staff report, number 2 (garbage feasibility letter) was accepted. She said to pass this project with the conditions being met, to the County Commissioners.

Wade Heaton asked if the new dedication will go to the south end of the subdivision.

Tom replied the county will get some more of the road for dedication. The applicant has fire hydrants, water conservancy district, trash, roads, and septic. All utilities are to this property.

Chairman Chelewski called the commission out of public hearing.

**Motion** was made by Hal Hamblin to recommend conditional approval of the preliminary plat application, on behalf of Timothy Terry, Terry Family Trust Subdivision, parcel # 8-6-12-7, creating 3 lots. Motion was seconded by Wade Heaton. Motion passed unanimously.

**Motion** was made by Wade Heaton to adjourn the meeting. Motion was seconded by Hal Hamblin. The Chair called for the question and the motion passed unanimously.

Meeting was adjourned at 4:37 pm

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Land Use Authority Chairman,  
Tony Chelewski

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Administrative Assistant,  
Kaylea Crosby